

MORTGAGEE'S SALE OF REAL ESTATE

Premises: 9 Vine Street, Oxford, MA 01540

By virtue and in execution of the Power of Sale contained in a certain mortgage given by SMS Enterprise LLC to Visio Financial Services Inc., said mortgage dated October 17, 2017, and recorded in the Worcester County Registry of Deeds, in Book 57924 at Page 334, and now held by Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Owner Trustee of Residential Credit Opportunities Trust II by virtue of an assignment from Visio Financial Services Inc. dated October 25, 2017, and recorded in the Worcester County Registry of Deeds, in Book 58071 Page 259, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on Thursday, December 5, 2019 at 2:30 p.m. Local Time, upon the premises at 9 Vine Street, Oxford, MA 01540, all and singular the premises described in said mortgage to wit: The land situated on Vine Street, in said Town of Oxford, being lot #49 as shown on a plan of land in Oxford owned by Fairlawn Realty Company, Leslie J. Chaffee, surveyor, dated April 28, 1958 and recorded with Worcester District Registry of Deeds in Plan Book 233, Plan 3, more particularly bounded and described as follows: beginning at the northwesterly corner of the premises herein described at a point on the southerly line of Vine Street, said point being five hundred twelve (512) feet measured easterly along the southerly line of Vine Street from the intersection with the easterly line of Holly Street; thence N. 86° 25' E. one hundred three (103) feet along the southerly line of Vine Street to a point at lot #51; thence S. 3° 35' E. one hundred twenty (120) feet by lot #51 to a point at land of one Coomey; thence S. 86° 30' W. one hundred three (103) feet by land of said Coomey to a point at lot #47; thence N. 3° 35' W. one hundred twenty (120) feet by lot #47 to the point of beginning. Containing 12,300 square feet. Subject to restrictions of record if now in effect without re-creating the same, recorded with Worcester District Registry of Deeds in Book 4840, Page 180. Subject to easement for poles and wires which may affect locus. SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD. The description of the property that appears in the mortgage to be foreclosed shall control in the event of a typographical error in this publication. For Mortgagor's Title see deed dated September 27, 2016, and recorded in Book 56155 at Page 319 with the Worcester County Registry of Deeds. TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described. Ten Thousand (\$10,000.00) Dollars of the purchase price must be paid by a certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within Thirty (30) days after the date of sale. Other terms to be announced at the sale. Litchfield Cavo LLP, 82 Hopmeadow Street, Suite 210, Simsbury, CT 06089, Attorney for Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Owner Trustee of Residential Credit Opportunities Trust II, Present Holder of the Mortgage.